Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Karen L. Grant, Esq. State Bar No. 122084 Law Offices of Karen L. Grant 924 Anacapa Street, Suite 1M Santa Barbara, CA 93101 (805) 962-4413 (805) 568-1641 FAX kgrant@silcom.com	
☐ Individual appearing without attorney  ☑ Attorney for: Debtor	
UNITED STATES B CENTRAL DISTRICT OF CALIFORNIA	ANKRUPTCY COURT A - NORTHERN DIVISION
In re:	CASE NO.: 9:15-bk-12171-PC
Rancho Arroyo Grande LLC, a California Limited Liability Company,	CHAPTER: 11
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY
Sale Date: 09/07/2016	Time: 10:00 am
Location: 1415 State Street, Santa Barbara, CA Ctrm 201	
Type of Sale: Public Private Last date t	o file objections: <u>08/24/2016</u>
Description of property to be sold: Personal Property assets as identified in Attachment "1" not	included under Bettinelli Offer or Ruffoni Offer
Terms and conditions of sale: Personal property will be sold as-is, where-is, with no repres	sentations or warranties, free and clear of liens and interests.
Proposed sale price:	<del></del>

Overbid procedure (if any): See Attachment "2"

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

September 7, 2016 at 10:00 a.m. United States Bankruptcy court 1415 State Street, Ctr 201 Santa Barbara, CA 93101

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Karen L. Grant, Esq. State Bar No. 122084 Law Offices of Karen L. Grant 924 Anacapa Street, Suite 1M Santa Barbara, CA 93101 (805) 962-4413 (805) 568-1641 FAX kgrant@silcom.com

Date: 08/11/2016

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   | Cummins 855 Bear Lake Frost Pump   | Cummins 6BTC Irrigation Pump   | Frost & Resevoir Pumps:  | AIM Vine Trimmer   | International 4x4 Harvester Tractor  | Bird Net Retriever | New Holland TN90F Tractor   
   | Kubota Hay Tractor   | Farm Equipment | Glass Table & 10 Chairs  | Armoirs: 4   | Small Tables: 2  | Bookcases: 4   
   | Nightstands: 7   | Sofas: 2   | Chairs: 21   | File Cabinets: 8   | 24,25, 80 Desks: 7  
  | 19, 20 Desks, Tables, Bookcases  | 7, 76 Avaya Phone System  | 98 Administrative Equipment  |   | Saddles & Gear   | Equestrian  
  |  | Horses |               |            |  | 11-Aug-16  | Equipment & inventory Asset List   | railo Ailoyo Glailue   
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Case 9:15-bk-12171-PC Doc 155 Filed 08/12/16 Entered 08/12/16 18:24:37 Desc Main Document Page 6 of 9

16101	AND THE PARTY OF T	Flooring & Scaffolding	Lighting & Fixtures in Trailer		TO THE WIND WINDS AND A STREET OF THE WORK			11-Aug-16	Equipment & Inventory Asset List	Rancho Arroyo Grande
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## ATTACHMENT "2"

## OVERBID PROCEDURES

Any party wishing to overbid on the Bettinelli Sale Property or Ruffoni Sale Property shall submit an initial written overbid to Debtor's counsel at least 48 hours prior to the hearing on this motion.

Any party wishing to bid on the Remaining Property should appear at the hearing on the Motion. The bidding for the Remaining Property at the hearing will not be subject to the "Minimum Selling Price" but may be accepted or rejected by the Debtor.

This sale of the Bettinelli Sale Property and Ruffoni Sale
Property shall be on the same terms and for the same property as the
proposed sales as reflected in Exhibits "A" and "B".

The First Minimum Overbid (subject to court approval) for the Bettinelli Sale Property shall be \$41,000, with subsequent overbid intervals as fixed by the court.

The First Minimum Overbid (subject to court approval) for the Ruffoni Sale Property shall be \$14,000, with subsequent overbid intervals as fixed by court.

Successful over bidders to the purchase under the proposed sales shall deliver to Debtor's counsel within twenty-four (24) hours of the entry of the order approving the sale a certified check or wire transfer, or at such other date and location agreed to by the parties. Should the Successful over bidders fail to deliver such funds within the time agreed upon, the Debtor is authorized to sell to the next highest bidder for the property.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 924 Anacapa Street, Suite 1M, Santa Barbara, CA 93101

A true and correct copy of the foregoing document entitled (specify): NOTICE OF SALE OF ESTATE PROPERTY

will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

- 1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 8/12/2016\_, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:
  - Marc Andrews bankruptcycls@wellsfargo.com, andrewma@wellsfargo.com
  - Simon Aron saron@wrslawyers.com
  - Jennifer Witherell Crastz jcrastz@hemar-rousso.com
  - Brian D Fittipaldi brian.fittipaldi@usdoi.gov
  - Karen L Grant kgrant@silcom.com

<ul><li>Elsa M Horowitz</li><li>J. Alexandra Rhi</li></ul>	, ,	slawyers.com
		Service information continued on attached page
case or adversary proced first class, postage prepa	, I served the following persons and/o eding by placing a true and correct copy is	r entities at the last known addresses in this bankruptcy thereof in a sealed envelope in the United States mail, judge here constitutes a declaration that mailing to the tis filed.
		⊠ Service information continued on attached page
for each person or entity following persons and/or such service method), by	<u>served)</u> : Pursuant to F.R.Civ.P. 5 and/or entities by personal delivery, overnight manally facsimile transmission and/or email as for overnight mail to, the judge will be contact.	ACSIMILE TRANSMISSION OR EMAIL (state method r controlling LBR, on (date) _8/12/16_, I served the nail service, or (for those who consented in writing to ollows. Listing the judge here constitutes a declaration impleted no later than 24 hours after the document is
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08/12/2016  Date	Karen L. Grant  Printed Name	stes that the foregoing is true and correct.  Signature

Rancho Arnoyas Grands LLL -12171-PC 217-G Stearns Wharf Santa Barbara, CA 93101-3582

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Desc

Arroyo Grande, CA 93420-4990

Christopher J & Ann W. Conway 1530 Roble Drive Santa Barbara, CA 93110-2442

Delta Liquid Energy P.O. Box 5230 Santa Maria, CA 93456-5230

Tom McGuire Farm Credit West, PCA 175 Cow Meadow Place Paso Robles, CA 93446

Padre Associates, Inc. 1861 Knoll Drive Ventura, CA 93003-7348

Wells Fargo Bank NA Attn: Bankruptcy Dept. MAC#D3347-014 3476 Stateview Blvd. Fort Mill, SC 29715-7203

Department of Motor Vehicles P.O. Box 942897 Sacramento, CA 94297-0897

**United Security Investors** 301 N. Canon Dr. Suite 207 Beverly Hills, CA 90210-4726

Sean Addison Pool and Spa Inc. P.O. box 552 Arroyo Grande, CA 93420-4990

James P. Erb, CPA San Luis Obispo County Tax Collector 1055 Monterey St. Rm D-290 San Luis Obispo CA 93408-1003

All Seasons Landscaping P.O. Box 5256 San Luis Obispo, CA 93403-5256

Harry E. Hagen Santa Barbara Tax Collector 105 E. Anapamu St. Rm 109 Santa Barbara, CA 93101

Conway Vineyards Inc. 217-G Stearns Wharf Santa Barbara, CA 93101-3582

Diamond West Farming Co Inc. 3.O. Box 401 (erman, CA 93630-0401

Wells Fargo Bank, NA 21680 Gateway Center Drive #160 Diamond Bar, CA 91765-2456

JSI Servicing Inc. 595 Wilshire Blvd, Suite 7088 everly Hills, CA 90212-2507

United Security Investors 301 N. Canon Dr. Suite 207 Beverly Hills CA 90210-4726

ody and Becca Mora 91 Hi Mountain Road rroyo Grande, CA 93420-4990